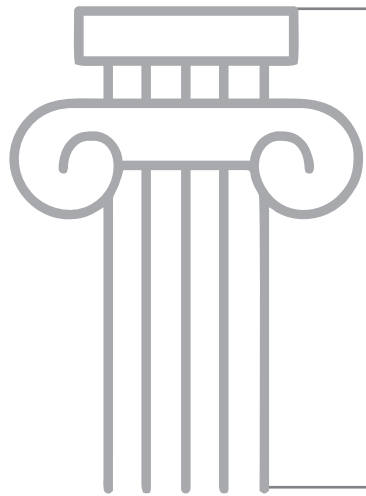
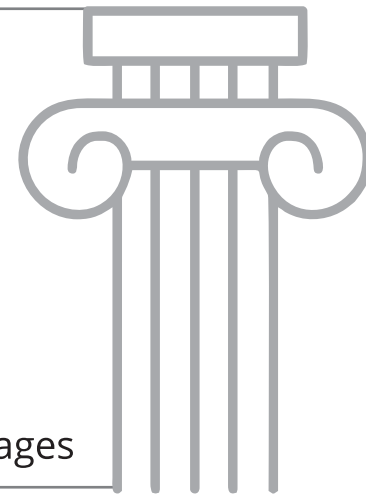




RERA No: TN/02/Building/0188/2022 | www.rera.tn.gov.in

12 Pages



Launching a **ROMAN** **MASTERPIECE**



FETE ADVANTAGES



20 mins from
Koyambedu bus terminal



650 metres from the proposed
Poonamallee Metro Station



Within CMDA Limits



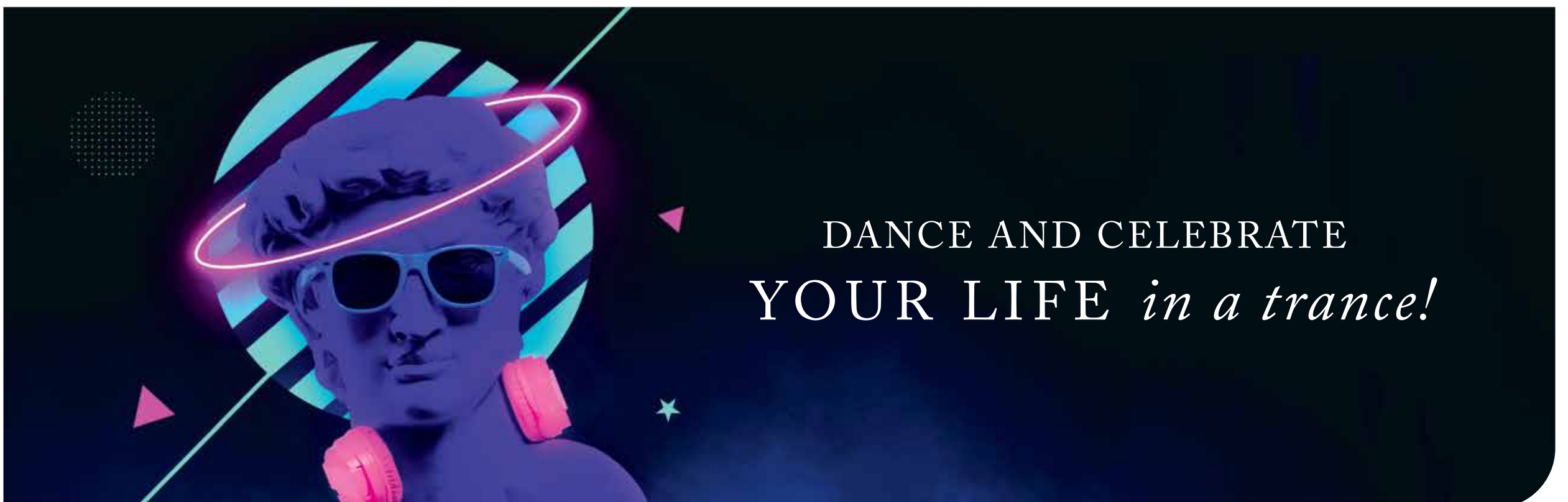


INTRODUCTION

73
★ YEARS OF LEGACY

VRX FETE takes inspiration from the aesthetics of Roman art and architecture loved by Julius Caesar like the Theatre of Marcellus, Roman roads- Appian way, Basilica Julia, and the Roman Forum of Julius Caesar. Our creative and innovative take on Roman Architecture has helped us to craft a never-before Roman experience with the touch of modernization!

FETE is a well-designed project of 245 apartments featuring Studio Homes, 1 BHK & 2 BHK homes. These smart homes are finely crafted to experience next-gen living while reliving the ancient history of Rome. Our 50+ best-in-class indoor and outdoor amenities are best suited for kids and adults with an exclusive clubhouse to keep them engaged.



DANCE AND CELEBRATE
YOUR LIFE *in a trance!*



HIGHLIGHTS

6' X 6' Windows | Roman Main Door Framework | Lobby and Corridors | Wooden Floorings | Home Automation

Your entry to our grand lobbies and spacious corridors is gasp-worthy and allows you to share common space with ease. In order to give you an authentic Roman experience, we have designed everything from main doors to windows in the Roman style that will add elegance and sophistication to your living. The exquisite Roman framework on the main doors, the finesse of Premium interiors, a fantastic finish of wooden flooring and well-designed 6'x6' windows with ample passage for fresh air, natural light and pleasant views take you into the real world of Rome.



Grohe CP & Sanitary Fittings | Yale Lock Doors | Schneider Electric Switches

At Fete, we craft a safe and secure living experience without compromising the quality. That's why we provide you with the top-notch brands delivering high-functionality features like Yale RFID Locks, sustainable electric switches from Schneider and Grohe CP Sanitary fittings for your bathrooms.

Private terrace with Balcony | Roof Top Dining Area

To make sure your privacy is undisturbed, we facilitate your spaces with the private terrace and balcony. Our Roof top dining area helps you to craft special moments with your kids, family and friends.



Swimming Pool with Club House | Yoga Deck

We care about your health and well-being. Our recreational spaces like the swimming pool with clubhouse and Yoga deck help you to focus on the holistic well-being of your family.



STUDIO HOUSES

FUTURISTIC AND COZY

Compact and affordable studio homes designed with Premium interiors and state-of-the-art amenities to enhance your quality of living!



1 BHK HOUSES

CLASSY AND COMFY

Creating a paradigm shift in quality living by incorporating marvelous Roman architecture, we created spacious living catered just for you!



LIVE THE FETE LIFE

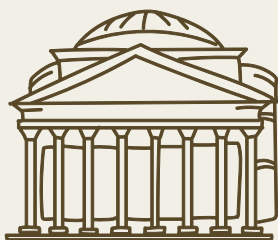
OUTDOOR AMENITIES

- Roof Top Party Zone
- Outdoor Dining at Club House Roof Top
- Barbeque Counter
- Pergola with Seatings
- Open Yoga Deck
- Open Meditation Area
- Aerobics
- Explore FETE
- Sprinting Lane
- Machine Learning CCTV
- Electrical Charging Point
- Maid and Drivers Toilet
- Swimming Pool
- Toddlers Pool
- Floral Garden
- Walking Path
- Reflexology Path Way
- Sand Pit
- Covered Car Parking
- High Speed Elevators
- Power Back up for Common Area
- 3 Tier Security System
- SOS Emergency Alert
- STP
- WTP
- Rain Water Harvesting
- Solar Power
- Home Automation
- Wifi zone in clubhouse
- Jogging lane
- Hopscotch
- Park benches
- Bamboo Garden

INDOOR AMENITIES

- Co-Working Space
- Toddler Zone
- Table Tennis
- Pool Table
- Dart Board
- Carrom
- Chess
- Pallankuzhi
- Snakes and Ladders
- Ludo
- Jenga Board Game
- Mini Bowling
- Air Hockey
- Foos Ball
- Video Games
- Virtual Golf
- GYM
- MMA Zone
- Zumba





2 BHK HOUSES

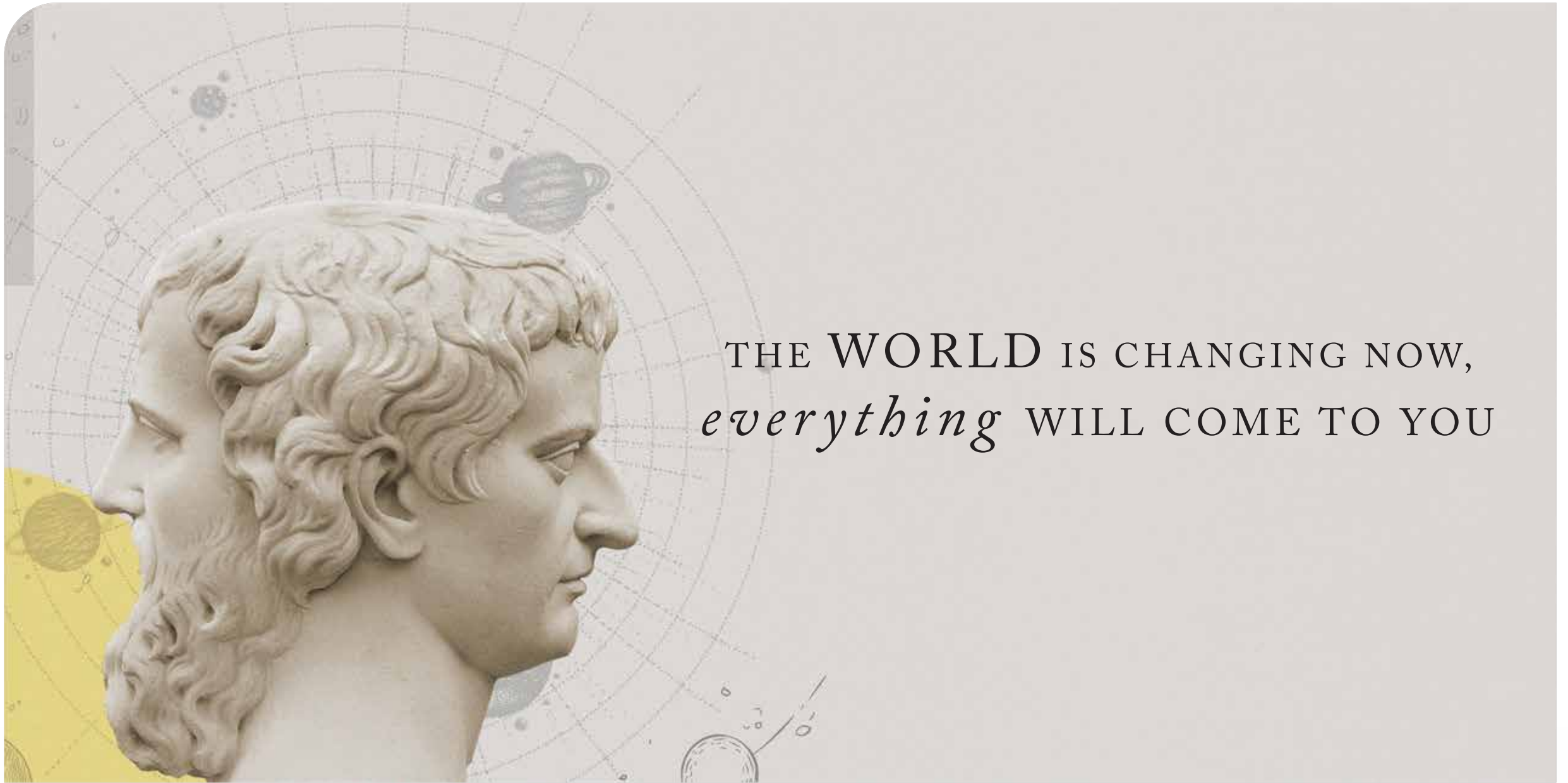
UNDERSTATED YET GRANDEUR

Re-defining international living by bringing Rome-inspired designs to your doorstep. The plush abode is all you need to feel grand!

WITH 50+ AMENITIES



WHERE INNOVATION
MEETS *timelessness*





HOME AUTOMATION

In the techno-driven world, we want you to enjoy the advantage of the finest technology with ease. Introducing Home Automation for your home with advanced technologies that help you to feel comfortable and convenient. From turning on lights and setting the AC temperature before you reach home, our home automation feature makes your life smooth and easy. Enjoy the world-class experience of next-gen living with just a few clicks.





LOCATION ADVANTAGES



Enjoy the ease of an epicenter location connected to multiple facilities

Why Poonamalle?

- Poonamalle is the gateway to Chennai with outstanding connectivity to all major parts of the city.
- Prime location with rapid land value appreciation.
- Top-notch amenities within a radius of 10 km
- Promise a bubbling lifestyle for all ages
- Easy access to Sriperumbudur Industrial Park
- Easy access to Manufacturing and IT companies

6+
Movie
Theatre

8+
Hospitals

5+
Banks

25+
Schools

10+
Restaurants

2
Metro
Stations

- Strategically located on Poonamalle High Road
- 20 mins from Koyambedu Bus Terminal
- 40 mins from Chennai International Airport
- 650 metres from the proposed Poonamalle Metro station
- 5+ Private Sector and Public Sector banks
- 25+ Top Rated Schools & Educational Institutions
- 6+ Movie Theatres
- 8+ Hospitals within 20 minutes away
- 2 metro stations nearby 1 km radius



WHO IS YOUR NEIGHBOUR?



Neethu:

The prime location helped me find a reputed Educational Institution at International Standard for my kids. The location makes it much easier to transit to other parts of the city without much traffic.

I am glad that I can spend quality time with my kids and family in the rooftop dining area and on my private terrace.



Jeffy:

Juggling between office work and other work at home made life unimaginable. But thanks to Fete’s Home Automation facility, which helps in making life easier.

Through Viara app, I booked a well-designed and comfortable co-working space which makes my work from home convenient.

SPECIFICATIONS

STRUCTURE

- 1. RCC Framed Structure and AAC blocks used for External/Internal walls.
- 2. Earth Quake Resistant Structure to adhere to Seismic Zone III.

DOORS / WINDOWS / VENTILATORS

- 1. **Main Door (7')**
 - A. The Frame with Architrave and the Shutter of 38mm thick is made of good quality seasoned country wood with PU Finish.
 - B. Smart lock and designer hardware's of YALE or equivalent make.
 - C. Door Lens, Ball Bearing Door Hinges (4 Nos of 5") & Magnetic Door Catcher to be provided.
- 2. **Bedroom Door (7')**
 - A. The Frame is made of good quality seasoned country wood and a Flush door shutter of 32mm thick with Satin Enamel Finish.
 - B. Cylindrical lock with key and designer hardware's of YALE or equivalent make.
 - C. Ball Bearing Door Hinges (3 Nos of 4") & Magnetic Door Catcher to be provided.
- 3. **Toilet Door (7')**
 - A. The Frame is made of good quality seasoned country wood and HDHMR door shutter of 30mm thickness with Satin Enamel Finish.
 - B. Cylindrical Lock without Key and designer hardware's of YALE or equivalent make.
 - C. Ball Bearing Door Hinges (3 Nos of 4") & PVC Door Buffer to be provided.
- 4. UPVC French doors with sliding shutters and openable shutters will be provided appropriately.
- 5. UPVC windows with sliding shutters and openable shutters will be provided appropriately.
- 6. UPVC Ventilators with pin headed glass along with Exhaust fan provision.

PAINTING FINISHES

- 1. All Internal walls will be finished with Gypsum plastering, 1 coat of primer and 2 coats of Premium emulsion paint of Asian/Dulux or Equivalent make.
- 2. All external walls will be finished with 1 coat of Weatherproof Texture, 1 coat of primer & 2 coats of emulsion Ultima Asian/Dulux or Equivalent make.
- 3. Ceilings will be finished with Gypsum, 1 coat of primer and 2 coats of Emulsion.

- 4. MS Railing (Balcony & Staircase) finished with enamel paint aesthetically designed & fixed to wall.
- ELECTRICAL FIXTURES / FITTINGS**
- 1. Three phase power supply with concealed wiring will be provided.
 - 2. All switches will be of SCHNEIDER / LEGRAND or equivalent make.
 - 3. Cables & wiring will be HAVELLS / ORBIT or equivalent make.
 - 4. USB port for Master Bedroom for 2BHK & 1BHK and Living for Studio apartments.
 - 5. TV points along with Cable port will be provided in Living and bedrooms, also provisions for Home Automation.
 - 6. One Telephone point to be provided in Living
 - 7. SPLIT A/C provision with electrification will be provided in Bedrooms & Living.
 - 8. 15A plug points will be provided for washing machine and for kitchen utilities.
 - 9. Inverter provision for all the flats will be provided.
 - 10. Geyser point with electrification will be provided in toilets.
 - 11. 5A socket for chimney will be provided in kitchen and Exhaust fan point in all toilets.
 - 12. DG/SOLAR Power backup for minimum essential points in common areas.

PLUMBING & SANITARY

- STUDIO**
- 1. An overhead Rain shower will be provided.
- ALCOVE SUITES**
- 1. An overhead Rain shower will be provided.
- 2BHK**
- 1. An overhead Rain shower will be provided in the Master Bedroom. Doom shower will be provided for second Bedroom.
 - 2. A classy and spotless, Glass partition will be provided for the shower area for Master Bedroom.
- GENERAL**
- 1. All CP & sanitary wares in ceramic of superior brands like GROHE / JAQUAR / AMERICAN STANDARD or equivalent will be provided.
 - 2. Epoxy grout for Toilet wall & floor, Balcony Cementitious grout for other areas.
 - 3. Single level HI-FLOW concealed diverter of GROHE / JAQUAR / AMERICAN STANDARD or equivalent makes of hot & cold mixer will be provided for toilets.

- 4. CPVC / UPVC pipelines / PVC Soil waste lines / sewage pipelines and Rainwater lines of a quality ISI brands like ASTRAL / SUPREME / PRINCE or Equivalent will be provided.
- 5. Toilet Ceiling will be of Grid type false ceiling.

FLOORING

- STUDIO**
- 1. Living and Kitchen - 2' x 2' vitrified tiles.
 - 2. Toilet floor, Balconies & utility area - Anti-skid ceramic tiles.
 - 3. Toilet Walls - first quality ceramic wall tiles up to 7 feet height from the floor level.
- ALCOVE SUITES**
- 1. Living, Bedroom and Kitchen - 2' x 2' vitrified tiles.
 - 2. Toilets, Balconies & utility area - Anti-skid ceramic tiles.
 - 3. Toilet Walls - first quality ceramic wall tiles up to 7 feet height from the floor level.
- 2BHK**
- 1. Living, kitchen and Second Bedroom - 2' x 2' vitrified tiles.
 - 2. Master Bedroom - Wooden Flooring
 - 3. Toilets, Balconies & utility area - Anti-skid ceramic tiles.

- GENERAL**
- 1. Handrails-MS handrail placed on Granite slab with half nosing
 - 2. Terrace - Weatherproof/pressed tiles.
 - 3. Stilt floor to be finished with Paver Blocks along markings for Parking. Stilt floor lobby with Granite flooring & Wall cladding (Marble/Granite) to be provided.
 - 4. Corridor (Typical floors) to be finished with tiles.
 - 5. Staircase - Stilt floor and typical floors with Granite flooring.
 - 6. Driveway to be finished with Paver Blocks.

KITCHEN

One Water point for domestic water. Additional provision for RO water will be provided.

COMMON FEATURES

STP / WTP / SOLAR / LIFT / DG provisions

Aesthetic ceiling lights to be provided in Corridor

All the Plumbing lines will be covered with Elevation Louvers.



SAY HELLO TO VIARA

Unlock a truly smart lifestyle with VRX

Making smart choices when it comes to home-buying isn't just about the location or price. It's also about the experiences you have within reach and how easily you can access them. Introducing Viara, your very own virtual assistant at VRX. From home automation to guest maintenance, everything is now available at your fingertips.



MODERNIZATION THAT HELPS YOU
take control of YOUR LIFE!





FROM THE CHAIRMAN’S DESK



M.R. CHENDILNATHAN

CHAIRMAN - VIJAY RAJA GROUP

It gives me immense pleasure to connect with you, and I would like to begin by thanking you for showing interest in FETE.

Today we have served more than 8477+ happy customers and have delivered 8752700 sqft

As you might be aware, Vijay Raja is one of the most respected names in the real estate industry. For the past 73 years, we have been bringing smiles to thousands of customers with our unmatched quality, service and innovative solutions.

FETE is a very special and unique project from Vijay Raja. We have put together the best of Roman style and architecture to put your dream Roman lifestyle into motion. This project offers you an extensive range of features at an affordable price.

With this project, we want to give you a one-of-a-kind living experience and pamper you with a lifestyle that extends beyond your expectations.

Here’s wishing you the best of a Roman lifestyle!

A HERITAGE OF TRUST. A LEGACY OF EXCELLENCE.

For the past seventy years, the Vijay Raja group has been creating new standards in the industry with its integrity, quality and transparency. The group is well known for its keen focus on delivering great value to its customers. Today, the Vijay Raja group has 9 companies under its fold with a strong presence in the areas of Construction, Real Estate, Facilities Management, Healthcare and Hospitality.

Vijay Raja Homes, the group's flagship company, has the distinction of being India's first and the oldest 'Backward Integrated Company' in affordable Luxury Homes segment. Till date, the company has constructed and sold over 9.8 million square feet of living space to over 8477+ happy customers.

A people-centric company with a progressive attitude, Vijay Raja keeps pace with the growing world, adapting quickly to the changes, embracing emerging technologies and always moving ahead with confidence.

With reliability, integrity and innovation as the pillars of success, the Vijay Raja group will continue to sustain its image of unshakable trust, and will always satisfy its customers by exceeding their expectations.

73
★ YEARS OF LEGACY ★

8477+

HAPPY CUSTOMERS

8752700

SQ.FT SOLD





Year 2019



Year 2021

Awards moments

“Best affordable housing project of the year”

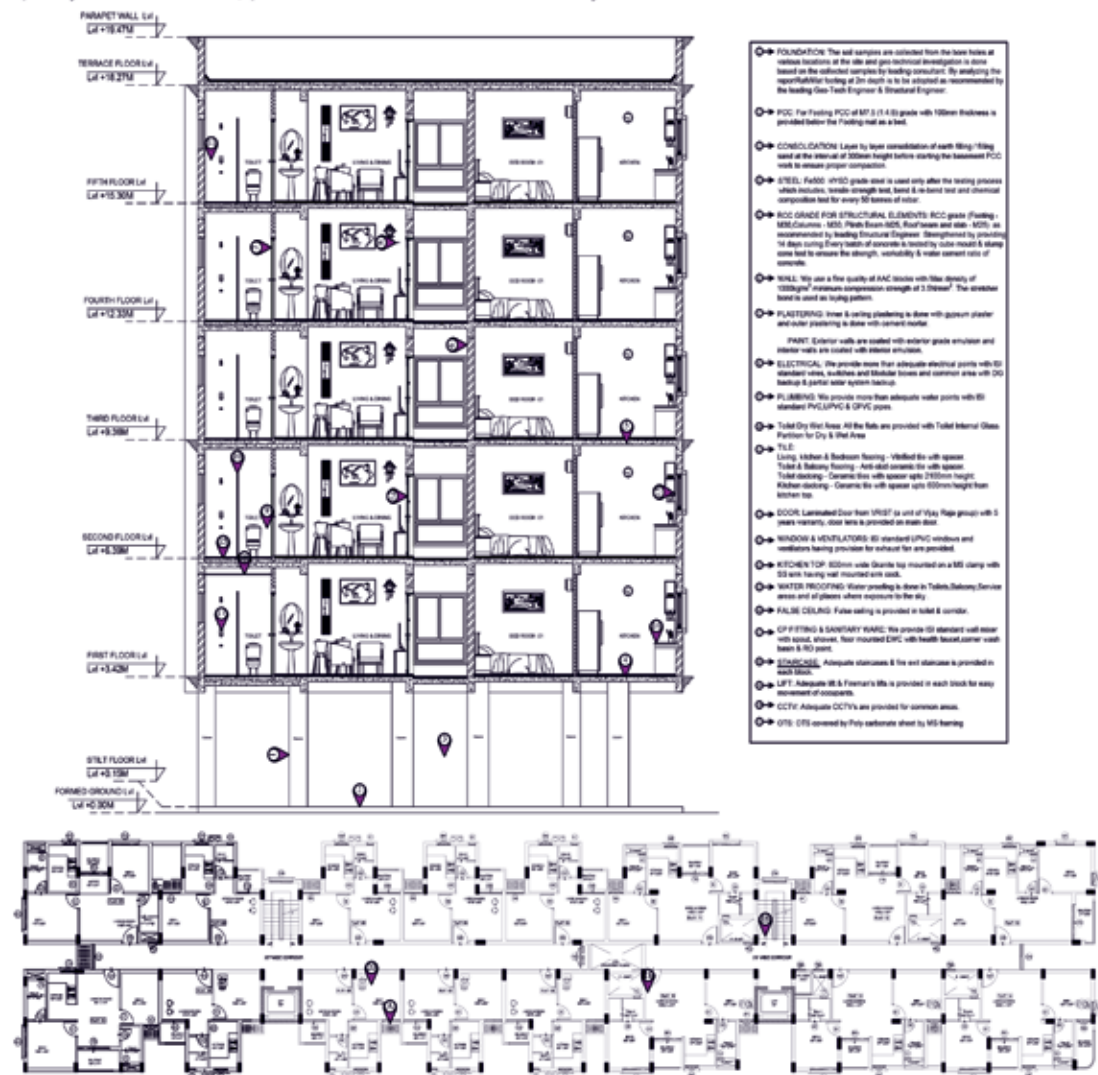


Awarded by



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Vijay Raja Homes Pvt Ltd

Sales Office : 50, Bharathi Street, Vasudevan Nagar, West Jafferkanpet, Chennai - 600 083.

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